

RETAIL & TRANSIT-ORIENTED DEVELOPMENT

LAGUARDA.LOW

ARCHITECTURE • PLANNING • URBAN DESIGN

GRANDBERRY PARK



Based in New York City, Laguarda.Low is an award-winning international architectural practice founded in 2000 by a close-knit group of design-oriented architects. We continue to evolve and expand our expertise in developments of all types and sizes including master plans, mixed-use centers, retail & entertainment venues, transportation-oriented developments, office complexes, residential, private resorts, and public projects.

www.laguardalow.com

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Introduction

Location

Tokyo, Japan

Area

70,000 m² | 753,000 ft²

Client

Tokyu Corporation

Status

COMPLETION 2019

URBAN DESIGN LANDSCAPE AWARD |
MINISTER OF LAND, INFRASTRUCTURE,
TRANSPORT AND TOURISM IN TOKYO,
2020

LEED GOLD CERTIFIED

AN UNPARALLELED LEISURE AND SHOPPING DISTRICT

Grandberry Park represents a groundbreaking, transit-oriented development conceived through a master plan that seamlessly connects the new lifestyle center to the adjacent Tsuruma Park.

Set on the city's Tokyu Denen-tonshi train line, LAGUARDA.LOW's design for Grandberry Park includes an outdoor retail village which forms a simple, European-style loop with open plazas for leisure and entertainment. With 240+ stores and a robust food and beverage selection, the outdoor shopping destination offers a range of experiences to keep the guest engaged.

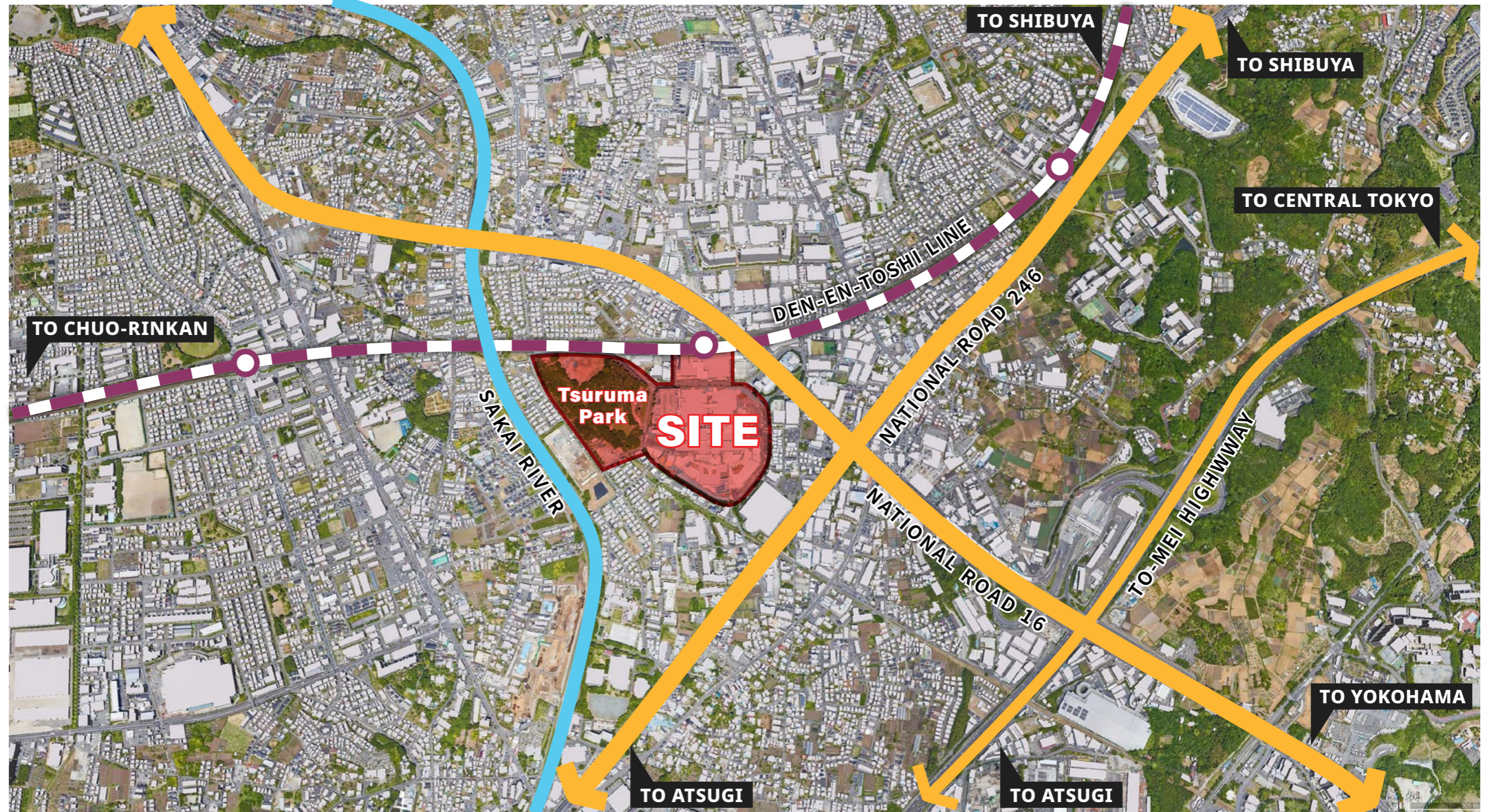
Since opening in late 2019, Grandberry Park has continued to gain momentum as a popular shopping and leisure destination. With a host of sustainable features implemented at the site, the project was recently awarded LEED Gold Certification.

Context

Located a 30-minute train ride from the center of Tokyo, Grandberry Park is a new paradigm in mixed-use lifestyle centers. Developed through a public-private partnership, the site includes the lifestyle center, Minami-machida train station, a library, official Snoopy museum, multiple children's playgrounds, and great lawn all integrated with the adjacent Tsuruma Park.

Grandberry Park acts as a third place, a community center and place to socialize and meet with friends. At its core, the project succeeds in bringing the public and private sectors together to redevelop the urban infrastructure and create a new "living-base" at a connectivity point where nature and activity can merge.

LAGUARDA.LOW's application of thoughtful urban planning principles ensure that the center is not only a popular destination but also a benefit to the surrounding commu-



Granberry Park is expected to attract nearly 14 million visitors per year. By connecting the train station directly to the project, alternate modes of entry help to reduce traffic in the neighborhood.

Design Concept

From its inception, Grandberry Park set to improve upon the typical shopping and leisure experience through a combination of built form and open, natural spaces. By taking advantage of existing site conditions, the retail site remains elevated, melding seamlessly into the surrounding landscape. A series of seven public plazas strategically located between retail shops serve as an additional connecting element. Visitors navigating the site are thus linked to nature along every step of the way, with opportunities to gather on a bench, view a public event or picnic on the great lawn.

Creating open spaces where communities can gather alongside major retail destinations ensures that the district remains active and varied, and that engaging experiences exist throughout the day, week, and year. The result is that rather than a stop and go visit, guests can make Grandberry Park a full-day experience.



Design Concept



At Grandberry Park the design worked with existing grade changes to make variances in height at the site an advantage rather than a design obstacle. LAGUARDA.LOW's solution included bringing the area up to grade with a new sloped green roof that covers the retail area and serves to highlight the spaces in-between buildings as well as the structures themselves. The green roof of the building connects the retail to the park by creating a smooth transition while offering up breathtaking views of Mount Fuji.



GRANDBERRY PARK





The Lifestyle Center at Grandberry Park is defined by a mix of intimate, low-slung structures with varying facades in an array of materials. Our design allows for maximum future flexibility of the retail spaces while still incorporating individuality into the storefronts. Additionally, sections of the second-floor circulation are integrated within the building volume to help retain the unique look of a village. The result is a pedestrian-scale elevation in tune with the surrounding residential landscape.

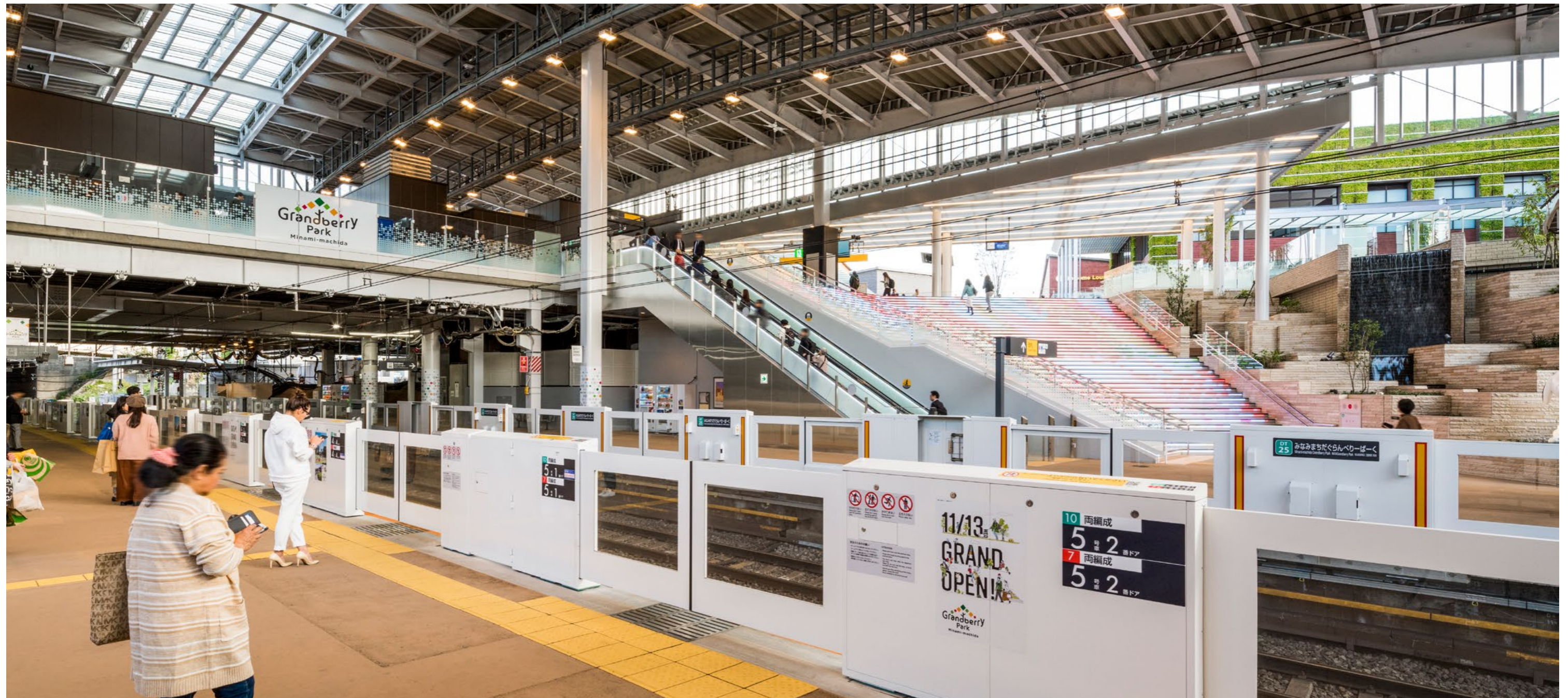








The new arrival sequence sets the stage for the experience at Grandberry Park. Visitors who enter through the upgraded Minami-machida station are welcomed with a tiered garden and water feature representing the Sakai river. The design intent is to create a transitional experience that brings the visitor into a park-like setting before leaving the station. Ascending the grand stair, wide expansive sky, and visible greenery open to the multi-level lifestyle center.





Located in the center of the village, and cutting through the parking structure, the *Gathering Market* is food hall with restaurants offering fresh vegetables, meats, and fish.



The surrounding natural environment, complete with a view of Mount Fuji, is captured within the architectural gestures of the buildings and material selection. Natural tones and textures, wood and stone connect the experience of the center with its broader context.

Sustainability

LEED GOLD CERTIFIED

In line with LAGUARDA.LOW's holistic approach to designing healthy, energy-efficient environments, Grandberry Park received LEED Gold Certification in two categories - New Construction and Neighborhood Development. This is the first time ever in Japan that a project has been awarded both certifications.

WALKABLE PEDESTRIAN NETWORK INTERTWINED WITH NATURE

Relocating a roadway that previously separated the commercial facilities from the park created a safe pedestrian walkway connecting the north and south of Minami-machida station.

IMPLEMENTATION OF GREEN INFRASTRUCTURE

The site adopted permeable pavement and bioswales, establishing a mechanism for returning and recharging rainwater into the ground.



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